

Delegated Report		Analysis sheet		Expiry Date:	18/04/2016
		N/A		Consultation Expiry Date:	22/02/2016
Officer			Application Number(s)		
Patrick Marfleet			2016/0838/P		
Application Address			Drawing Numbers		
Flat D, 12 Dennington Park Road London NW6 1BA			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of dormer extension with associated roof terrace to provide additional habitable space to second floor flat. Installation of three rooflights to front roofslope.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	32	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>An objections were received from:</p> <p>5A/5B Inglewood Road, the objections relate to:</p> <ul style="list-style-type: none"> Noise, Overlooking; Disturbance during construction. <p>The objection was later withdrawn.</p> <p>17 Cannon Place:</p> <ul style="list-style-type: none"> Existing extension ugly and causes loss of light; Out of character; Impact on sightlines; Loss of light. 					
CAAC/Local groups* comments: *Please Specify	N/A					

Site Description

The application relates to the second floor flat within a large terraced property which has been subdivided into 4 self-contained dwellings.

The property is located on the north eastern side of Dennington Park Road opposite its junction with Kingdon Road.

The property is not listed and nor does it lie within a conservation area.

Relevant History

None.

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

LDF Development Policies

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2015

CPG1 Design

CPG6 Amenity

Fortune Green and West Hampstead Neighbourhood Plan 2014

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a rear dormer extension with associated roof terrace. The roof dormer would be lead clad with two timber framed casement windows, whilst the inset roof terrace would include two timber access doors. A large walk on rooflight is proposed in the rear roofslope and the installation of three rooflights to front roofslope.

2.0 Assessment

- 2.1 The main considerations in relation to this proposal are the proposed design and the impact on amenity.

Design

- 2.2 Policies CS14 and DP24 seek to ensure all development is of the highest quality and design and considers the character, setting, context and form of neighbouring buildings.
- 2.3 The supporting text to Policy DP24 (Securing high quality design) notes that extensions should be subordinate to the original building in terms of scale and siting whilst CPG1 (Design) notes that roof additions should be architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form. Additionally, paragraph A14 of the Fortune Green and West Hampstead Neighbourhood Plan requires roof extensions to fit in with existing rooflines and be in keeping with existing development. Such extensions should be in proportion to the existing building and should not block out views.
- 2.4 Furthermore, Paragraph 5.11(b) of CPG1 requires dormer extensions to be set in a minimum of 0.5m from the eaves, sides and ridge of the existing roof slope to ensure they remain unseen when viewed from a distance.
- 2.5 Whilst the three front roofslope rooflights would not be visible in the streetscene and are considered minor alterations, particular concern is raised with the rear dormer and inset terrace in the rear roofslope.
- 2.6 The subject property is part of a group of properties with a largely unaltered roof profile. There are small rear dormers present at Nos.14 and 16, however these appear as though they could be original as they are identical in size and siting on the roof pitch. The proposed dormer is significantly larger than those at the neighbouring property and not in keeping with their style. In respect of the dormer itself, it bears little relation to the windows in the elevation below however in terms of its scale and proportion when considered in the context of the roofslope, it may be acceptable on its own, subject to some alteration to the detailed design.
- 2.7 However, the proposed terrace is considered to be an unsympathetic addition to the roof. Given the pitch of the roof the proposed timber doors which would serve access to the terrace would be appear as a dominant and incongruous addition at this elevated position.
- 2.8 Therefore when considering the proposed dormer and terrace together, as this is what is being applied for, it is considered at the proposed size and scale of the development would be harmful to the host building and the roofscape of this side of Dennington Park Road.
- 2.9 Although the development is to the rear of the application site, it would be readily visible from neighbouring properties and there is potential it could be viewed from the public realm along Inglewood Road. In terms of good design, private views are considered important in regard to

respecting properties integrity and achieve design of a high standard. In this regard the development is considered contrary to DP24.

- 2.10 In conclusion, the rear dormer and terrace would be overly large, resulting in a dominant and incongruous feature which would be detrimental to the character and appearance of the property and the wider area. The development is considered inconsistent with development policies DP24 (Securing high quality design) and CPG1 Design and the Fortune Green and West Hampstead Neighbourhood Plan and unacceptable overall in terms of design.

Amenity

- 2.11 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook, noise and disturbance and implications on daylight and sunlight.
- 2.12 The size, scale and location of the proposed dormer extension and roof terrace would not cause any adverse impact on the amenity of neighbouring properties with regard to light and outlook. Furthermore, the current levels of overlooking would not be exacerbated given the windows located below the proposed dormer at first floor level currently serve habitable rooms that look out over the rear garden of the site.
- 2.13 Whilst the proposed roof terrace may give rise to some overlooking towards nearby gardens, the level of overlooking from other rear roof terraces (namely No.22 Dennington Park Road) would be consistent with what is generally expected in built up residential areas such as this.

3.0 Recommendation

- 3.1 Refuse planning permission

